

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:

(Name) DAVID L. TIMMONS and DEANNA D. TIMMONS  
(Address) 5004 Bridlewood Parc Lane  
Helena, AL 35080

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Two Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY  
(herein referred to as grantors), do grant, bargain, sell and convey unto

DAVID L. TIMMONS and wife, DEANNA D. TIMMONS  
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

Lot 68, according to the Survey of Bridlewood Parc, Sector Three, as recorded in  
Map Book 20, Page 41, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any. (3) Mineral and mining rights, if any.

\$ 91,500.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-09753

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03/26/1996-09753  
10:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO1 NCB 39.00

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever;  
it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint  
lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,  
and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs  
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted  
above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators  
shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 15th  
day of March, 19 96.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Larry Kent (Seal)  
LARRY KENT d/b/a LARRY KENT BUILDING COMPANY  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALADAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that LARRY KENT d/b/a LARRY KENT BUILDING COMPANY, whose name is signed to the foregoing  
conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance,  
he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of March, A.D. 19 96.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 12, 1997.  
BONDING TERMINATION EXPIRES:

Jamie Holliman  
Notary Public